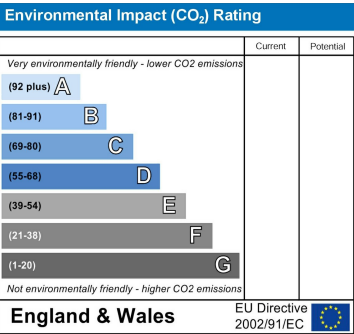
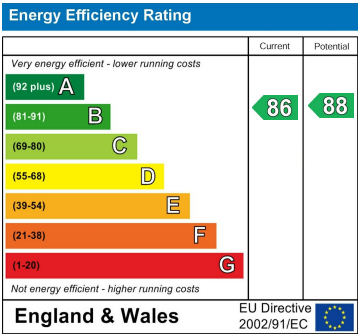
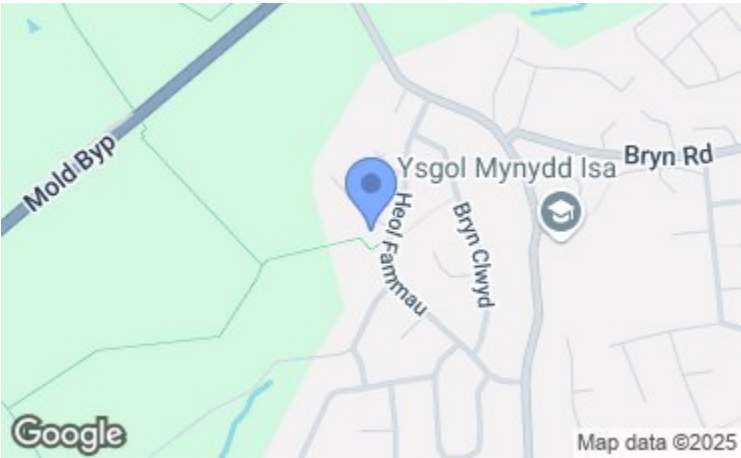


1a Erw Goed, Mynydd Isa, Mold, Flintshire, CH7 6YE



Cavendish

ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



1a Erw Goed

Mynydd Isa, Mold, Flintshire

CH7 6YE

Price

£300,000

* LARGE DETACHED BUNGALOW * FINISHED TO A HIGH STANDARD * POPULAR VILLAGE LOCATION. A beautifully presented three bedroom detached bungalow forming part of an established residential area conveniently situated within the popular village of Mynydd Isa near Mold. The accommodation briefly comprises: recessed porch, reception hallway with built-in linen cupboard, impressive open-plan kitchen and dining/sitting area, living room with vaulted ceiling, double glazed Velux roof lights and two sets of patio doors with Juliet style balconies, bedroom one with fitted bedroom furniture, bedroom two with fitted bedroom furniture, bedroom three/study, and two well appointed shower rooms. The property benefits from gas fired central heating, UPVC double glazed windows and solar panels with battery storage. Externally there is a crushed slate garden area at the front with a tarmac driveway extending to the side leading to a larger than average single garage with electronic roller shutter door. To the rear the garden has also been designed for ease of maintenance and professionally landscaped with an Indian stone flagged patio, decorative crushed slate, wood bark and raised beds with wooden edging, mature shrubs and trees. If you are looking for a detached bungalow, which is ready to move into, then we would strongly urge you to view.

LOCATION

Mynydd Isa is a popular village and provides a small range of shops serving daily needs to include a Sainsburys mini-supermarket, chemist, physiotherapist, and hairdresser along Mold Road. There is also a regular bus service from the top of Heol Fammau between Chester /Mold/Chester. A popular local inn and regular bus services to Mold and Buckley are available along Mold Road. The market town of Mold is within two miles, which provides a more comprehensive range of shopping facilities, a popular twice weekly street market and leisure facilities.

THE ACCOMMODATION COMPRISES:**PORCH**

Recessed porch with quarry tiled step, and outside light. Composite double glazed entrance door to the entrance hallway.

ENTRANCE HALLWAY

Two ceiling light points, mains connected smoke alarm, burglar alarm control pad, double radiator with thermostat, access to loft space with retractable aluminium ladder and light point, positive input ventilation (PIV) system, digital thermostatic heating controls for the central heating and hot water, and built-in linen cupboard with slatted shelving and ladder style dual fuel radiator. Glazed door to the dining kitchen, and doors to bedroom one, bedroom two, bedroom three/study, shower room one and shower room two.

KITCHEN/ DINING & SITTING ROOM

Impressive open-plan room incorporating a kitchen and dining/sitting room.

KITCHEN AREA

4.34m x 2.41m (14'3" x 7'11")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and wine rack with Corian worktops incorporating a twin bowl sink unit with drainer grooved into the worktop and chrome mixer tap, and a separate single bowl sink unit with drainer grooved into the worktop and chrome mixer tap. Fitted four-ring induction ceramic hob with splashback, chimney style extractor above and built-in electric fan assisted oven and grill. Wall tiling to

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



DIRECTIONS

From the Agents Mold Office continue along Chester Street to the roundabout and turn right on to Chester Road. At the main roundabout take the second exit sign posted Mynydd Isa/Buckley. Continue some short distance before taking the third turning left into Chambers Lane. Follow Chambers Lane and take the third turning left into Heol Fammau and then the fifth left into Erw Goed. The property will then be observed on the left hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* During 2015/16 the property was subject to a comprehensive scheme of modernisation and improvement to include: new double glazed windows and doors, rewiring, re-plastering, new central heating system, the installation of two new shower rooms, new kitchen, flooring and redecoration and garden landscaping. The property was also extended at the rear and re-modelled internally.

* The property benefits from cavity wall insulation and has loft insulation.

* A Drimaster positive input ventilation system has been installed.

* There are ten solar panels mounted onto the roof (five on each side) which are also connected to a 5kw battery positioned in the garage.

* The property is protected by a burglar alarm and there are CCTV cameras.

* The two oak trees in the garden have tree preservation orders. One is in the garden, the second is on the boundary with 1 Erw Goed.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

work surface areas, concealed under-cupboard lighting, integrated washing machine, dishwasher, fridge and freezer. Wall mounted Worcester Greenstar combination condensing gas fired central heating boiler, recessed LED ceiling spotlights, UPVC double glazed window to side, and UPVC double glazed door to outside.



DINING/SITTING AREA

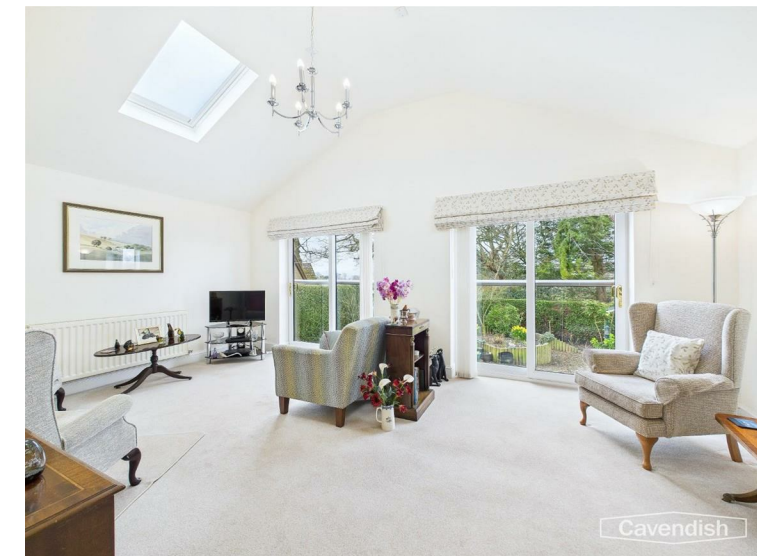
4.34m x 3.48m (14'3" x 11'5")



Mains connected heat alarm, two wall light points, double radiator with thermostat, two ceiling light points, and glazed door with glazed side windows to the living room.

LIVING ROOM

5.92m x 3.58m (19'5" x 11'9")



Feature vaulted ceiling with two double glazed remote controlled Velux roof lights, two double radiators with thermostats, telephone point, and twin sets of UPVC double glazed sliding patio doors with Juliet style balconies overlooking the rear garden,

BEDROOM ONE

4.55m x 3.10m (14'11" x 10'2")



Fitted with a range of bedroom furniture incorporating full height wardrobes and two bedside cabinets, ceiling light point, double radiator with thermostat, and UPVC double glazed window overlooking the front.

BEDROOM TWO

3.53m x 2.79m (11'7" x 9'2")



Fitted with a range of bedroom furniture incorporating a full height double wardrobe and chest of drawers, ceiling light point, radiator with thermostat, and PVC double glazed window overlooking the front.

BEDROOM THREE/STUDY

2.59m x 1.78m (8'6" x 5'10")



UPVC double glazed window to side, ceiling light point, and double radiator with thermostat.

SHOWER ROOM ONE

2.24m x 1.78m (7'4" x 5'10")



Modern white suite with chrome style fittings comprising: low profile tiled shower enclosure with Mira mixer shower and glazed screen; wall mounted wash hand basin with mixer tap and three storage drawers beneath; low level dual-flush WC. Fully tiled walls with decorative border tile, tiled floor, chrome ladder style dual fuel radiator, extractor, electric shaver point, fitted wall mirror, two recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

SHOWER ROOM TWO

2.72m max x 2.36m max (8'11" max x 7'9" max)



Modern white suite with chrome style fittings comprising: low profile tiled shower enclosure with glazed shower screen and Mira mixer shower; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC. Fully tiled walls, tiled floor, chrome ladder style dual fuel radiator, recessed LED ceiling spotlights, and UPVC double glazed with obscured glass.

OUTSIDE FRONT

To the front there is an easy to maintain garden with crushed slate and brick boundary wall with tarmac driveway at the side leading to a larger than average single garage. A gated pathway at the side provides access to the rear garden. Outside light to side.

SINGLE GARAGE

4.72m x 3.48m (15'6" x 11'5")

Remote controlled electronic roller shutter door, strip light, gas and electric meter cupboards, cold water tap, double power points, , electrical consumer board, cold water stop tap, gas meter, solar panel inverter and battery storage, and UPVC double glazed personnel door to the rear garden.

OUTSIDE REAR



To the rear the garden has been professionally landscaped and is designed for ease of maintenance with an Indian stone flagged terrace, raised beds with wooden edging, decorative crushed slate and wood bark, being enclosed by wooden fencing and hedging with mature shrubs, trees and two magnificent oak trees. The garden enjoys views towards countryside. Outside water tap, exterior sensor light, and timber built garden shed.

